

# DOMUS NOVA



Pindock Mews, W9 – £1,924 p/w (LL) £2,700 (SL)

In partnership with **BARNES**  
INTERNATIONAL REALTY



A traditional mews home with a twist. Layers of glass channel light throughout this two-bedroom property for rent, rebuilt entirely to feature daring architectural interventions.

Bold black accents give a 21st century facelift to Pindock Mews' brickwork façade. Recently refurbished, be the first to step foot into this two-bedroom home set on one of Little Venice's most picturesque cobbled streets.

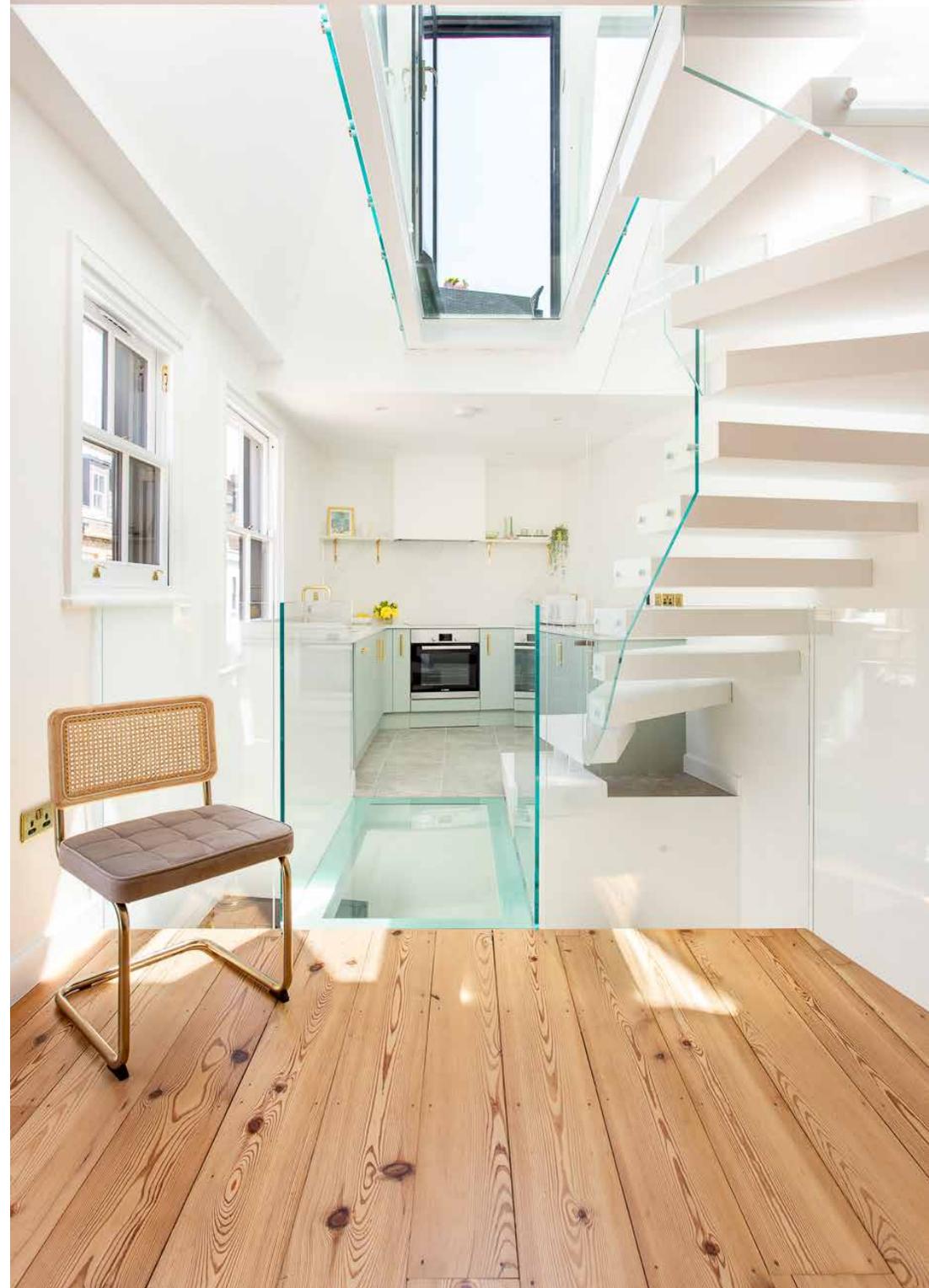
Floating staircases and glass floor panels unite all three floors, offering an uninterrupted sightline through the property up to the sky. Configured to maximise the space and natural light available, bedrooms are found on the ground and second floors, with a sociable reception room and kitchen positioned in-between.





A striking glass walkway delineates this main living space. On one side, a seating area is arranged around an open fireplace together with a blue marble bar that adds an opulent touch.

Two sets of double doors open onto Juliet-style balconies that keep the room bright and airy. White walls flow through into the kitchen, where marble surfaces elevate the streamlined units. Integrated appliances and a considered layout make this a culinary domain fit for all cooks.



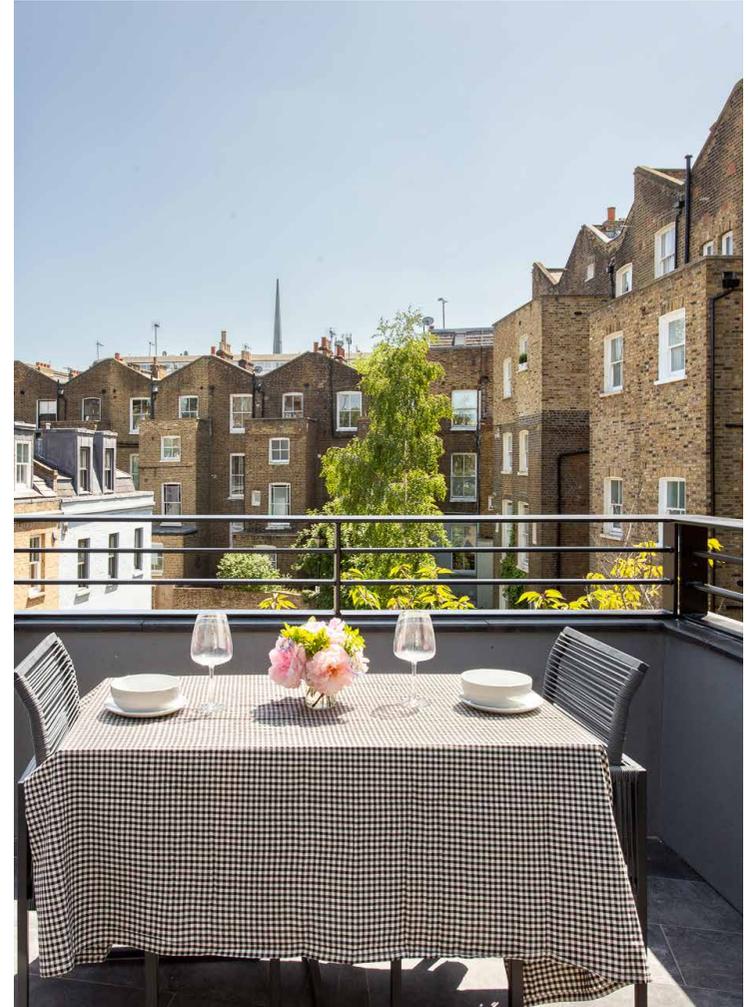




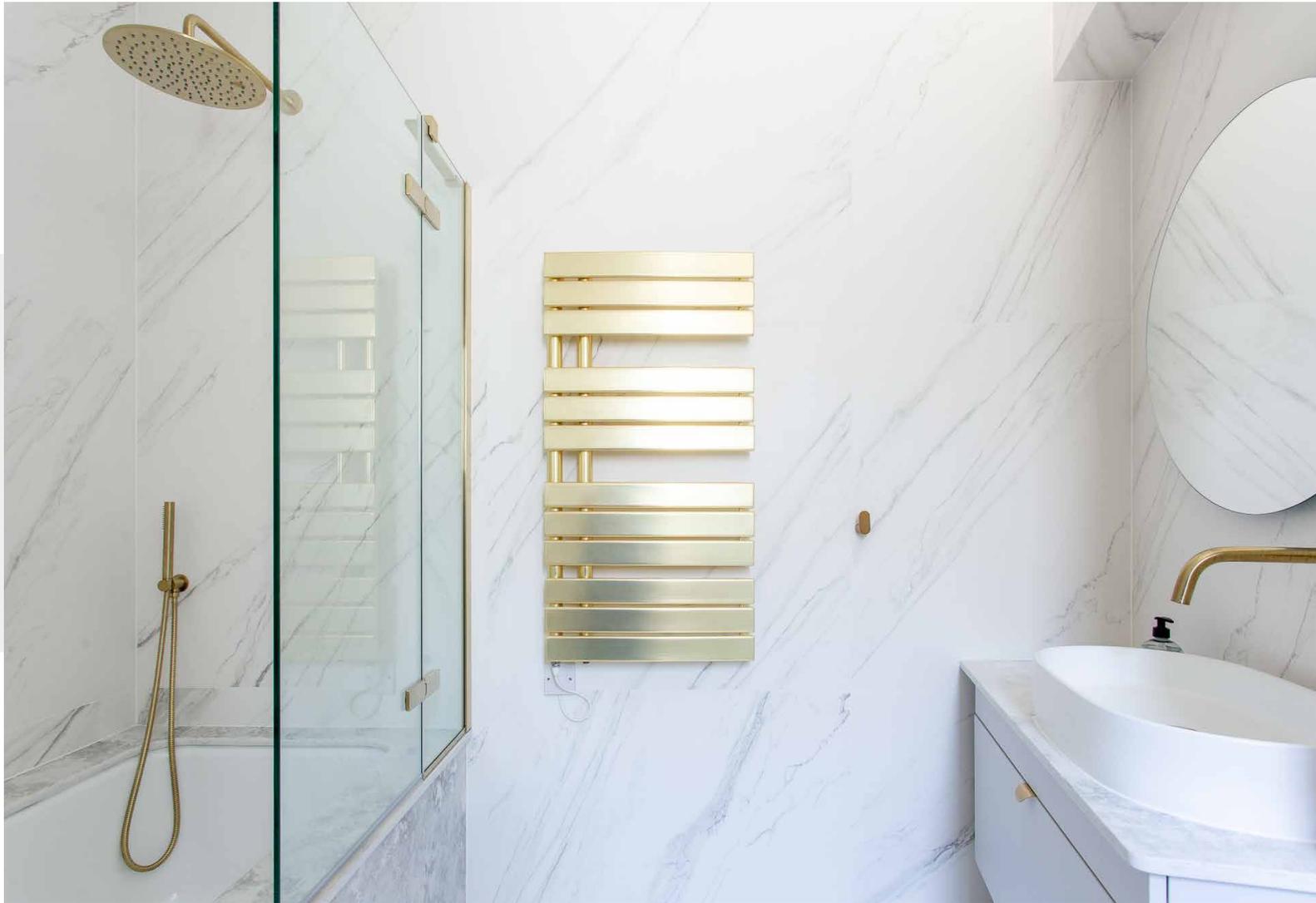
Located on their own floors, both bedrooms enjoy a sense of privacy. Tucked away at the top of the house, the principal suite is finished in soft, blush tones that are echoed in the pink marble en suite, complete with walk-in shower. Integrated storage keeps the space clutter free. From here, cross the glass-floored landing out to the roof terrace. Note the table for al fresco meals.

With its decadent black and gold palette, the guest bedroom has an Art Deco feel. Clerestory windows diffuse the light, making the space conducive to rest and relaxation. Also on this floor, a family bathroom is wrapped in marble and features a rainfall shower over a bathtub.





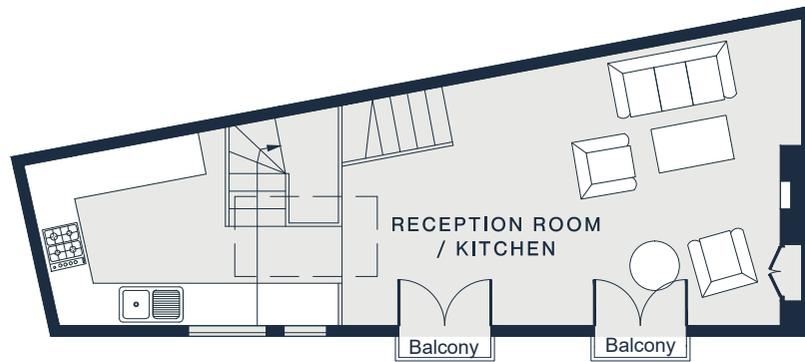








SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Approx. Gross Internal Area = 1,100 sq ft / 102.2 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

## Property Details

Contemporary kitchen and reception room  
 Striking glass ceilings  
 Principal bedroom suite  
 Guest bedroom  
 Family bathroom  
 Roof terrace  
 City of Westminster

Approx 1,100 sq ft/ 102.2 sq m  
 Council Tax Band - E  
 EPC - C  
 Deposit Payable -£11,544 (LL) / £10,800 (SL)



## Location

A prime spot in the most romantic part of London, there's a film set feel to this beautiful cobbled mews in the heart of Little Venice. On your doorstep – the canal, the antiques and boutiques of Formosa Street, and Warwick Avenue. Local Eateries include The Hero, a serious contender for London's most beautiful pub and one of the hottest tables in town. Nearby on the canal, start the day with breakfast at The Waterway, or grab leisurely brunch at The Summerhouse. Spend the afternoon in picturesque Rembrandt Gardens. Come evening, enjoy wine tasting and French cuisine at local favourite Paulette or a drink at The Prince Alfred.

Nearest tube:

Warwick Avenue - 4 mins

Royal Oak - 13 mins



# Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



# DOMUS NOVA

Specialising in London  
and Ibiza's design-led homes

Let's talk

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